090.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,100 / 633,100
					USE VALUE:	633,100 / 633,100
					ASSESSED:	633,100 / 633,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISTA PRADEEP
Owner 2:	PANDEY KAMANA
Owner 3:	
Street 1:	48 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KANODE MILES R SR -
Owner 2:	KANODE SHEILA M -
Street 1:	48 CRAWFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,973 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3973.000	255,700		377,400	633,100
Total Card	0.091	255,700		377,400	633,100
Total Parcel	0.091	255,700		377,400	633,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.93 | /Parcel: 450.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 57645

GIS Ref

GIS Ref

Insp Date 11/07/18

!7300!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,700	0	3,973.	377,400	633,100	633,100	Year End Roll	12/18/2019
2019	101	FV	206,900	0	3,973.	382,800	589,700	589,700	Year End Roll	1/3/2019
2018	101	FV	206,900	0	3,973.	285,800	492,700	492,700	Year End Roll	12/20/2017
2017	101	FV	206,900	0	3,973.	258,800	465,700	465,700	Year End Roll	1/3/2017
2016	101	FV	206,900	0	3,973.	248,000	454,900	454,900	Year End	1/4/2016
2015	101	FV	193,800	0	3,973.	210,300	404,100	404,100	Year End Roll	12/11/2014
2014	101	FV	193,800	0	3,973.	199,500	393,300	393,300	Year End Roll	12/16/2013
2013	101	FV	193,800	0	3,973.	189,800	383,600	383,600		12/13/2012

PRINT

Date	Time
12/10/20	21:57:05

LAST REV

Date	Time
11/12/19	14:13:39

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANODE MILES R	53303-116		7/30/2009		416,000	No	No		
ROACH ARTHUR X-	22053-499		5/21/1992		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	57645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/1/2019	584	Inter Fi	75,000	C				
11/14/2017	1512	Re-Roof	6,400	C				
4/26/2016	495	Alterati	10,000					convrt 2 bedrms to

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3973		Sq. Ft.	Site		0	70.	1.36	5									377,434						377,400	

Total AC/HA: 0.09121 | Total SF/SM: 3973 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 377,434 | Spl Credit | Total: 377,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314153
Depreciation:	58432
Depreciated Total:	255721

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	117.73
Final Total:	255700	Val/Su SzAd	182.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	141.740	113,956
BMT	Basement	768	42.520	32,656
TQS	3/4 Story	600	141.740	85,041

Net Sketched Area:	2,172			Total:	231,653
Size Ad	1404	Gross Are	2372	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	